

Chapter 8

Utilities

Site 4 Utility drawing

Existing drawings from the City, construction documents, and additional utility location information were provided by the City. Provided also for this study was information from City storm water management, and from independent utility location companies as well as some documentation from utilities. Composite drawings showing pertinent utility information at the north corner of the building, where the gym is being considered and easement information was compiled by ANCL and is included here for reference. A larger scale drawing of this information is provided with each scheme 1.5, 1.6, and 3.2 showing the problem areas. Drawings were also made available by the City showing the recent deeded portions of the site along with some utility easements. For specific additional utility information/solution, see Scheme 1.5, 1.6, 3.2 in the subsequent chapters

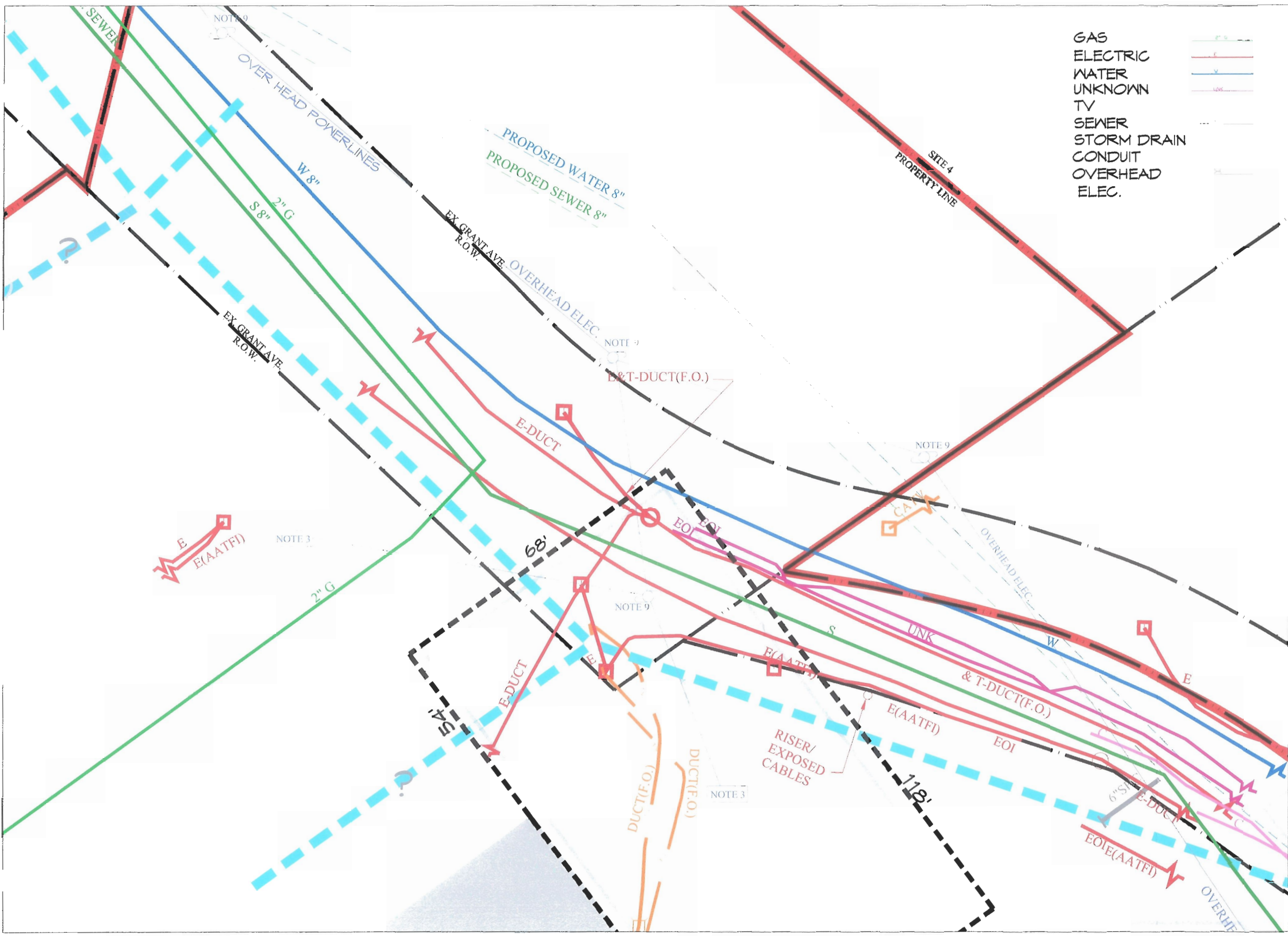
Issue---

Utility location has been a major problem for the gym location,--- whether to build around the utilities or relocate the utilities. Cost is a major factor as well as coordinating and getting easements from the utility companies and from the City for storm water lines. Trying to build over the existing utilities, if possible, was discussed and reviewed with the City. For example, in meetings with Pepco (see Report of Contact) they were reluctant to consider build-over easements today even though they had allowed them in the recent past. Putting together all the information on to one drawing showed the extent of the conflicts. Even City of Takoma Park Engineering confirmed they would not be in favor of allowing an enclosed building to be built over the existing 24" storm water line. In reviews of current flood plain information, it was determined that based on the current information provided in the construction documents, all the 3 schemes proposed lay outside the flood plain and should not be effected by it (see Report of Contact with CDDI for additional info). For estimating purposes it was assumed that there was 4.5' minimum depth to utilities; sufficient utility invert information needs to be provided to verify relocation of utilities as the project develops.

Comments---

Never-the-less it was decided with the City that the costs of both alternatives (i.e. moving the utilities vs. getting easements to build over them) would be looked at first before spending enormous amounts of time and energy meeting again with the engineers and the utilities and the City to negotiate or even determine if easements would be possible. Even if easements were possible, the structural cost premium to effectively support a corner of a building by bridging over the utilities (all or some) and providing "knock-out" panel locations in the exterior walls and floor might not be competitive with the cost of just relocating utilities around the corner of the gym. The earlier MR showed a much longer relocation of just the water and sewer lines due to the location of the access ramp to parking. The need for the ramp and the consequent lengthy relocation has changed.

The requirement for future access to those utilities with that scheme is a major problem. Even if the costs of this were competitive and even if easements could be granted or negotiated from all the utility companies (Pepco, WSSC, etc..) including the City of Takoma Park for its own storm water system, the problems inherent in dealing with a utility failure, leak or some other maintenance issue will severely impact the operations of the gym, require the removal and demolition of portions of the gym exterior walls and removal of the gym flooring, the gym concrete sub floor, as well as excavation and then pay again for their reconstruction. Even the liabilities for the City are complex and unresolved at this point (i.e. what happens if a utility failure impacts a resident's property even removed from the site). If this was just outdoor space (like an outdoor covered entrance) that had a building clearance above the utility (say 15') it would be more plausible. Raising the Gym to be over 15' clear of the pertinent portions of the utilities, and its inherent increased cost, did not seem plausible now. Regardless of the estimated cost of building directly over the utilities, **we do not recommend building over existing utilities in this case; scope and extent is too great.**

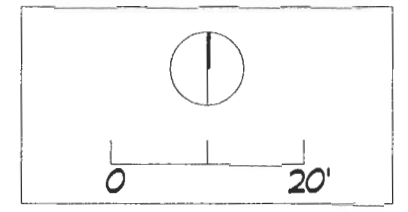


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11/01/06

- NOTES:
- 1. DRAWING C3(MANDATORY REFERRAL SUBMISSION 4-28-02) FROM LAWRENCE & ABELL ASSOCIATES LTD., MZX240 FROM SO-DEEP INC. (2-13-06) MUNICIPAL COMPLEX STORMWATER SYSTEM PLAN WAS USED.
 - 2. UTILITY LINE INFORMATION AND LOCATION MAY NOT BE UP TO DATE. NEED TO VERIFY.
 - 3. OVERHEAD ELECTRICAL UTILITY LINES CONNECTED TO PORTABLE BUILDINGS. LOCATION AND INFO APROX. NEED TO FIELD VERIFY.
 - 4. ALL UTILITY LINES, DUCT SIZES, AND DIAMETERS NEED TO BE VERIFIED.
 - 5. CONFLICT WITH LOCATION OF FIBEROPTICS AND ELECTRICAL FROM GIVEN INFORMATION, NEED TO VERIFY.
 - 6. OVERHEAD ELECTRICAL UTILITY LINE AND POLE LOCATION APPROXIMATE NEED TO FIELD VERIFY.
- EOI END OF ELECTRONIC DESIGNATING INFORMATION
F.O. FIBER OPTICS OVERHEAD ELECTRICAL POLE
- ~ ASSUMED LIMIT OF SURVEYED AREA FROM DRWG MZX240 BY SO-DEEP INC. NEED TO VERIFY.
- [] FOOTPRINT OF PROPOSED GYM FROM LAWRENCE ABELL ASSOC.




SITE 4 & UTILITIES
DETAIL

GYMNASIUM
FEASIBILITY STUDY
TAKOMA PARK
COMMUNITY CENTER

11/01/06

- NOTES:
1. DRAWING 03(MANDATORY REFERRAL SUBMISSION 4-28-02) FROM LAWRENCE & ABELL ASSOCIATES LTD., MZX240 FROM SO-DEEP INC. (2-19-06) MUNICIPAL COMPLEX STORMWATER SYSTEM PLAN WAS USED.
 2. UTILITY LINE INFORMATION AND LOCATION MAY NOT BE UP TO DATE. NEED TO VERIFY.
 3. OVERHEAD ELECTRICAL UTILITY LINES CONNECTED TO PORTABLE BUILDINGS. LOCATION AND INFO APPROX. NEED TO FIELD VERIFY.
 4. ALL UTILITY LINES, DUCT SIZES, AND DIAMETERS NEED TO BE VERIFIED.
 5. CONFLICT WITH LOCATION OF FIBEROPTICS AND ELECTRICAL FROM GIVEN INFORMATION, NEED TO VERIFY.
 6. OVERHEAD ELECTRICAL UTILITY LINE AND POLE LOCATION APPROXIMATE NEED TO FIELD VERIFY.


 FOOTPRINT OF PROPOSED GYM FROM LAWRENCE ABELL ASSOC.

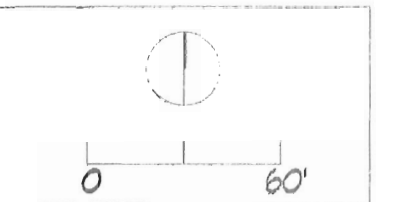
 FOOTPRINT OF PROPOSED UNDERGROUND AREA FROM LAWRENCE ABELL ASSOC.

OVERHEAD ELECTRICAL POLE

EOI END OF ELECTRONIC DESIGNATING INFORMATION

F.O. FIBER OPTICS

 ASSUMED LIMIT OF SURVEYED AREA FROM DRWG MZX240 BY SO-DEEP INC. NEED TO VERIFY.



SITE 4 & UTILITIES

